

ACTON PLANNING BOARD

FORM PP

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

MAY 22 2009

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

✓ 1752
\$1,000.00
(100)

1. Name of Proposed Subdivision Isaac Davis Circle
2. Name of Applicant(s) Walker Realty, LLC
Address 2 Lan Drive Westford Ma 01886 Phone 978 692 9450
3. Name of Property Owner(s) Walker Realty, LLC
Address 2 Lan Drive Westford Ma 01886 Phone 978 692 9450
4. Name of Engineer Hancock Associates
Address 315 Elm Street Marlborough Ma 01752 Phone 508 460 1111
5. Name of Land Surveyor Hancock Associates
Address 315 Elm Street Marlborough Ma 01752 Phone 508 460 1111
6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 50746 50967
581 193
Page Number 87 and/or registered in the Middlesex Registry of Land Court, Certificate of Title Number _____
7. Zoning District R2 Map No.(s) F-3 Parcel No.(s) 54, 61, 61-1
8. Approximate acreage in subdivision 2.43 AC. Number of lots 2
9. Total length of road(s) in linear feet 266' ±
10. Location and Description of property 348, 350, 352 Main Street

[Signature]
5/21/09
Signature of Applicant, Date

Signature of Applicant, Date

Signature of Owner, Date

Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.

FORM DIR

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Isaac Davis Circle
2. Location 348, 350, 352 Main Street
3. Name of Applicant(s) Walker Realty, LLC
4. Brief Description of the Proposed Project Proposed two (2) lot subdivision (preliminary) and proposed right of way (cul-de-sac).
5. Name of Individual Preparing this DIR Katie Enright
Address Hancock Associates Business Phone 508 460 1111
315 Elm Street Marlborough Ma 01752
6. Professional Credentials Professional Engineer, Soil Evaluator

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

Uses	Percentage
Industrial	
Commercial	
Residential	100%
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 2.43 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture) <u>grass</u>	49.2%	66.6%
Forested	43%	15%
Agricultural (includes orchards, cropland, pasture)	NA	NA
Wetland	0.8%	0.8%
Water Surface Area	NA	NA
Flood Plain	NA	NA
Unvegetated (rock, earth, or fill)	NA	NA
Roads, buildings and other impervious surfaces	5.8%	17.6%
Other (indicate type) <u>Gravel</u>	1.2%	NA

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
Residential 2	100%

10. Predominant soil type(s) on the site: Woodbridge Fine Sandy Loam and Carlton-Hellis soils

Soil drainage (Use the US Natural Resources Conservation Service's definition)

Soil Type	% of the Site
Well drained	50%
Moderately well drained	50%
Poorly drained	0

11. Are there bedrock outcroppings on the site? ☐ yes ☒ no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	40%
10 - 15%	30%
greater than 15%	30%

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: _____ feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director). ☐ yes ☒ no

If yes, specify: _____

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?

☐ yes ☒ no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways?

☐ yes ☒ no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area? _____yes ☒no

Is the site adjacent to conservation land or a recreation area? _____yes ☒no

If yes, specify: _____

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? _____yes ☒no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?
☒yes _____no

If yes, specify: Bordering vegetated wetland to the northwest (partially on site) of site, between site and Route 2.

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? _____yes ☒no

If yes, specify: _____

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? _____yes ☒no

If yes, specify results: Is currently being conducted.

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? _____yes ☒no

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Acton Historical Society.)
☒yes _____no

If yes, please describe Structure built in 1920's, Stonewalls
Properties do not appear on MHC Inventory.

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? yes ☒ no

25. Is the project contiguous to any section of the Isaac Davis Trail? yes ☒ no

If yes, please describe _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		20 tr/day
Average peak hour volumes	morning	1.54 trips
Average peak hour volumes	evening	2.02 trips

27. Existing street(s) providing access to proposed subdivision:

Name Main Street Town Classification Arterial

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Route 2, Hayward Road

29. Location of existing sidewalks within 1000 feet of the proposed site? Portions of Main Street.

30. Location of proposed sidewalks and their connection to existing sidewalks:

Sidewalk Proposed on Isaac Davis Circle, connecting to Main Street sidewalk.

31. Are there parcels of undeveloped land adjacent to the proposed site? yes ☒ no

Will access to these undeveloped parcels be provided within the proposed site?

yes ☒ no

If yes, please describe N/A

If no, please explain why N/A

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

6

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

34. How will sewage be handled? On site subsurface disposal systems.

35. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site:

Bordering vegetated wetland located between site and Route 2.

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Proposed deep sump hooded catchbasins collect stormwater and discharge to an extended detention basin

- c. Will a NPDES Permit be required? Xyes no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
4 min (or less)

37. Schools (if residential)

- a. Projected number of new school age children: 4
b. Distance to nearest school: 1/2 mile

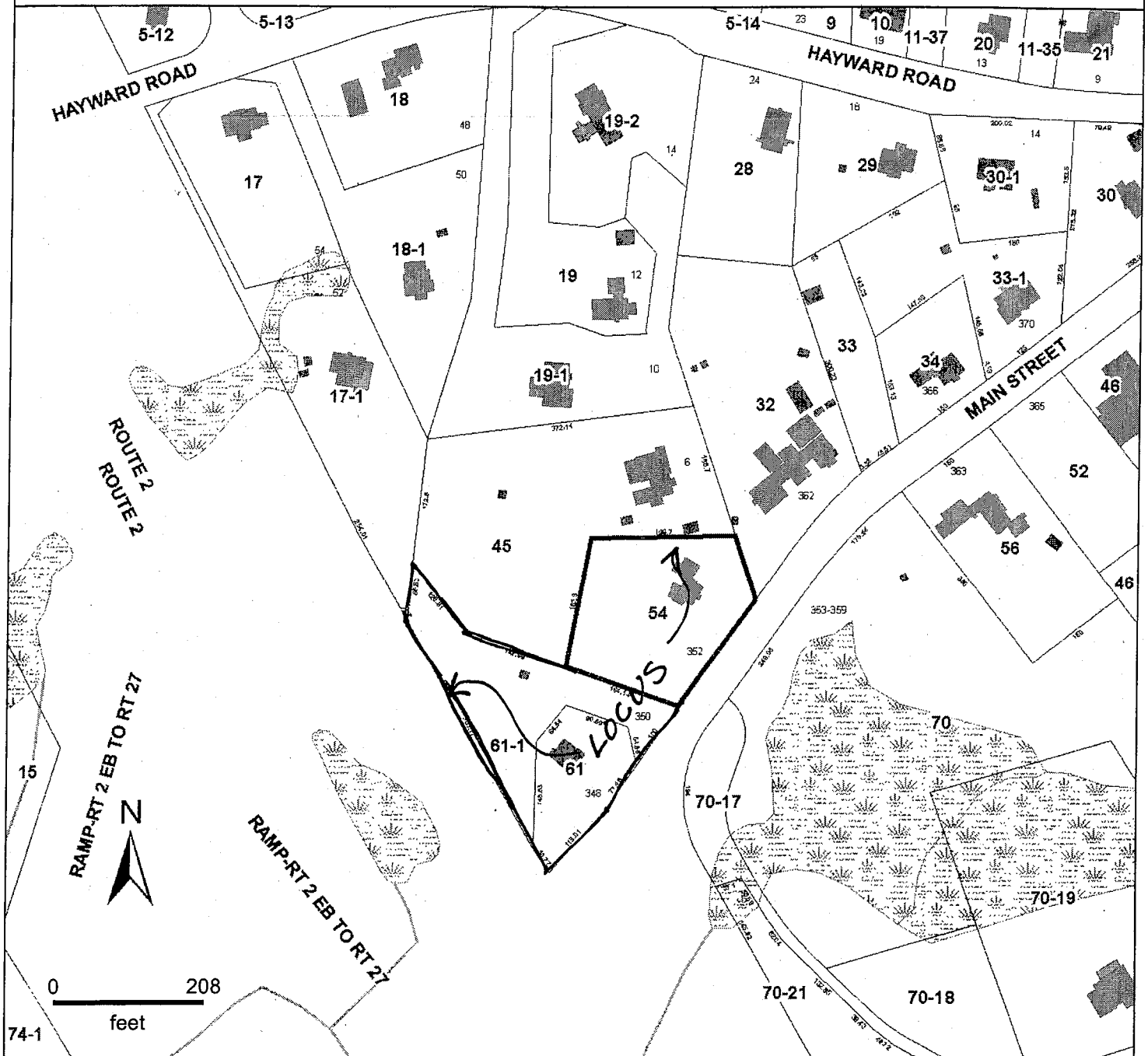
D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

38. Prevent surface water contamination.
Proposed Stormwater Best Management Practices used to clean runoff.
39. Prevent groundwater contamination.
Stormwater collected and treated before recharge, septic systems designed per Ma Title 5.
40. Maximize groundwater recharge.
Detention basin recharge and roof drain drywells.
41. Prevent erosion and sedimentation.
Proposed silt fence at limit of work.
42. Maintain slope stability.
Minimize slope disturbance, loam and seed disturbed areas as soon
43. Design the project to conserve energy. as possible.
Energy star appliances to be used in homes
44. Preserve wildlife habitat.
Minimal impact to currently undisturbed areas.
45. Preserve wetlands.
No wetland impacts proposed, 50 foot no disturb buffer maintained.
46. Ensure compatibility with the surrounding land uses.
Residential homes proposed.
47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.
Stormwater management system designed to match/decrease pre to post
48. Preserve historically significant structures and features on the site. runoff rates.
Stonewalls to be preserved where practical.
49. To mitigate the impact of the traffic generated by the development.
No increase in traffic proposed, two homes currently exist on site.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

Locus Map



Property Information

Property ID F3-54
Location 352 MAIN ST



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.

